

MINUTES OF THE REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, AUGUST 10, 2026

The members of the Fall River Housing Authority met in Regular Session on Monday, August 10, 2026 at 4:30 o'clock p.m., at 85 Morgan Street, in the City of Fall River, Massachusetts.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

PRESENT

Stephen R. Long
David Underhill
Jo Ann Bentley
John Medeiros

ABSENT

Jason Burns

There being a quorum present, business was transacted as follows:

NOTICE OF MEETING

Notice is hereby given in accordance with Section 20 (b) and Section 20 (c) of the Massachusetts General Laws (M.G.L.) Chapter 30A that the Regular Meeting of the members of the Fall River Housing Authority will be held at 4:30 p.m., on Monday, August 10, 2026, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY


Secretary

Dated: August 5, 2026

CERTIFICATE AS TO SERVICE OF
NOTICE OF MEETING

I, Kevin Sbardella, the duly appointed, qualified and acting Secretary of the Fall River Housing Authority, do hereby certify that on August 5, 2026, I filed, in the manner provided by Section 20(b) and Section 20(c) of the M.G.L. Chapter 30A, with the Clerk of the City of Fall River, Massachusetts, a NOTICE OF MEETING, of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority on this 10th day of August, 2026.


Secretary

Regular Meeting of 8/10/26

CITIZEN INPUT

Chairman Long asked if anyone in the listening audience wished to speak during the Citizen Input time. Hearing none, Chairman Long moved onto Resident Input.

RESIDENT INPUT

Chairman Long asked if anyone in the listening audience wished to speak during the Resident Input time. Hearing none, Chairman Long moved onto the remainder of the Agenda.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on July 13, 2026 were mailed to the Commissioners, it was in order to act upon same.

Commissioner Bentley made a motion to accept the minutes as presented and Commissioner Underhill seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

Vouchers: The Secretary presented the July, 2026 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	182420-183425	\$2,294,748.64
	207941-207970	\$45,503.60
	104392-104423	\$44,308.00
DD Liberty Utilities		
DD National Grid		
FSS Escrows	0	\$34,371.00
FEDERAL FUND	119410-119490	\$308,871.57
ACH Vendors		\$163,950.23
DD NRG		
DD National Grid		
DD Liberty Utilities		
PH FSS Escrows	0	\$12,430.00
REVOLVING FUND	827297-82923	\$3,476,076.29
ACH Vendors	2079-2100	\$132,254.46
DD Liberty Utilities		
DD NRG		
FSS Escrows		
STATE FUND	9181-9189	\$47,761.70
DD NRG		
DD National Grid		
200-C MOD	2005-2017	\$468,256.32
	2089	\$102.81
	TOTAL	\$6,864,684.39

Invoices to be paid: The Secretary presented the invoices to be paid as follows:

FEDERAL FUND	\$473,388.11
REVOLVING FUND	\$271,251.35

STATE FUND	\$61,831.60
200-C MOD	-----
TOTAL	\$806,471.06

A motion was made by Commissioner Medeiros, seconded by Commissioner Bentley, and carried by unanimous vote to pay the vouchers for the month of July, 2026.

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of July 31, 2026, is as follows:

Family.....	5192
Elderly.....	1365
Mixed Population.....	1923

After a brief discussion, a motion was made by Commissioner Underhill, seconded by Commissioner Medeiros, and carried by unanimous vote to accept the Management Reports as submitted.

The next item was the Monthly Financial Operating Statements for the period ending June 30, 2026. A motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous vote to approve the Monthly Financial Operating Statements as presented.

The next item was the State Quarterly Modernization Report for the period ending June 30, 2026. A motion was made by Commissioner Underhill, seconded by Commissioner Bentley, and carried by unanimous vote to approve the State Quarterly Modernization Report as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Mr. Sbardella announced to the Commissioners that our Annual Employee Cook-out will be held at Oak Village on Friday, August 14, 2026 from 12:00 noon to 2:00 p.m., and all are invited to attend.

Under the Housing Choice Voucher Program (HCVP) (Section 8), Mr. Sbardella advised that we received a perfect score of 100% for our SEMAP (Section 8 Management Assessment Program) with the designation of “High Performer” from HUD. Mr. Sbardella acknowledged and thanked Kerry Farias, Director of Leased Housing, Marie Afonso, Assistant Director of Leased Housing, and their team for their hard work and dedication to the program.

Mr. Sbardella advised that we received a score of 92% from EOHLC on our recent annual State PMR (Performance Management Review). Our financials, tenant selection and facilities operations were evaluated, and Mr. Sbardella acknowledged and thanked Ed Majewksi, Director of Facilities Management; Kathy Povar, Director of Field Operations; Amy Morin, Coordinator of Tenant Selection and Nella Souza, Director of Finance, for their great leadership, outstanding performance and continued dedication to their respective departments.

On behalf of the Board, Chairman Long also acknowledged and thanked the above-mentioned staff members for a job well done regarding the SEMAP score of 100% and the PMR score of 92%.

Mr. Sbardella’s report was for information only and no vote was required.

NEW BUSINESS

MODERNIZATION

The Board was briefed on the following Modernization items.

The first item was the Certificate of Completion-Consolidated for the Electrical Infrastructure Upgrades at Edward F. Doolan Apartments—667-2.

The General Contractor, M-V Electrical Contractors, Inc., completed all work items. The final Contract amount was 153,340.00.

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 46

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Certificate of Completion-Consolidated, Contractor’s Certificate and Release, Consent to Surety Company for Final Payment and Application and Certificate of Payment (final) for M-V Electrical Contractors, Inc., be approved; and designating and authorizing the Chairman to execute said Certificate of Completion-Consolidated.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Medeiros Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the Certificate of Final Completion for the Site Improvements/ Tree Removal at Maple Gardens—200-2 (EOHLC #095203); Elmer/Corbett Streets—689-1 (EOHLC #095205) and Bullock/Oak Grove Avenue—689-4 (EOHLC #095207).

The General Contractor for Maple Gardens, Regal Tree & Shrub Experts, LLC completed all work items. The final Contract amount was \$27,355.00.

The General Contractor for Elmer/Corbett Streets, Regal Tree & Shrub Experts, LLC completed all work items. The final Contract amount was \$41,125.00.

The General Contractor for Bullock/Oak Grove Avenue, Gil-Den, Inc. completed all work items. The final Contract amount was \$47,795.00.

Approval was recommended, contingent upon final approval by EOHLC.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 47

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Certificate of Final Completion for the for the Site Improvements/Tree Removal at Maple Gardens—200-2 (EOHLC #095203); Elmer/Corbett Streets—689-1 (EOHLC #095205) and Bullock/Oak Grove Avenue—689-4 (EOHLC #095207), with final contract amounts of \$27,355.00 (for Maple Gardens), \$41,125.00 (for Elmer/Corbett Streets) and \$47,795.00 for Bullock/Oak Grove Avenue, is approved, contingent upon final approval from EOHLC.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Medeiros Commissioner Bentley Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the request for Hanwha WAVE Video Management Software (VMS) platform be a proprietary item for the Security Camera installation at Maple Gardens—200-2 (EOHLC #095185).

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 48

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the request for Hanwha WAVE Video Management Software (VMS) platform be a proprietary item for the Security Camera installation at Maple Gardens—200-2 (EOHLC #095185), is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Underhill Commissioner Medeiros Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The last item was Change Order No. 5 for the Comprehensive Building & Site Upgrades at Maple Gardens—200-2 (EOHLC #095177).

Change Order No. 5 is an increase to the Contract in the amount of \$115,415.79 for the reconstruction of fire-damaged units #14-D and #22D, including demolition and abatement. There is no increase to the Contract time.

Approval was recommended, contingent upon final approval by EOHLC.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 49

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That Change Order No. 5 for the Comprehensive Building & Site Upgrades at Maple Gardens—200-2 (EOHLC #095177), increasing the Contract amount by \$115,415.79 for the reconstruction of the fire-damaged units #14-D and #22D, including demolition and abatement, with no increase to the Contract time, is approved, contingent upon final approval by EOHLC.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Medeiros Commissioner Bentley Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

PROCUREMENT

The lone item was the Labor Attorney Services Contract.

Two (2) firms responded to a recent solicitation for Labor Attorney Services. The Proposals were received and reviewed on July 24, 2026, with the following results:

COMPANY NAME	RATING	PRICE PROPOSAL
KP Law	Highly Advantageous	\$255 p/h (\$10 increase yearly)
Clifford & Kenny	Advantageous	\$295 p/h (\$525 monthly)

KP Law's proposal was ranked Highly Advantageous by the Evaluation Committee after taking into consideration both the technical and price proposals. KP Law is our current legal services law firm, and their services are highly regarded by the Authority and its Legal Department.

Based on their highly rated technical proposal and reasonable price quotation, it was recommended that a three (3) year contract be awarded to KP Law, at an hourly rate of \$255, with a total amount not to exceed \$50,000.00. The contract contains two (2) separate and distinct one (1) year renewable options.

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 50

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a three (3) year Contract for Labor Attorney Services to KP Law, at an hourly rate of \$255, with a total amount not to exceed \$50,000.00, including two (2) separate and distinct one (1) year renewable options, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the "Ayes" and "Nays" were as follows:

AYES

Commissioner Bentley
Commissioner Underhill
Commissioner Medeiros
Chairman Long

NAYS

None

ABSENT

Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

MISCELLANEOUS—There were no items this month.

At 4:45 p.m. a motion was made by Commissioner Underhill, seconded by Commissioner Medeiros, and carried by unanimous vote to adjourn the meeting.



Kevin Sbardella, Secretary